

CITY AND COUNTY OF SWANSEA**ENFORCEMENT NOTICE - OPERATIONAL DEVELOPMENT**

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPENSATION ACT
1991)**

ENFORCEMENT NOTICE

**ISSUED BY: THE COUNCIL OF THE CITY AND COUNTY OF
SWANSEA ("THE COUNCIL")**

1 THIS NOTICE is issued by the Council because it appears to them that there has been a breach of planning control within paragraph (a) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of this notice and the enclosures to which it refers contain important additional information.

2 THE LAND TO WHICH THE NOTICE RELATES

Land at **The Garden, Phillips Field, Sandy Lane, Pennard, Swansea** shown edged red on the attached plan.

3 THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the erection of a detached outbuilding

4 REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years.

The outbuilding by virtue of its excessive scale, and prominent siting detracts from the overall character and appearance of the area, contrary to requirements of Policies EV1, EV22 and EV26 of the Unitary Development Plan 2008 and to the supplementary planning guidance "Sandy Lane – A step in the right direction".

Retention of this development would set an undesirable precedent for developments of a similar nature within Sandy Lane, the cumulative effect of which would have a significant impact upon the character and appearance of the area contrary to Policies EV1, EV22, EV26 of the Unitary Development Plan 2008.

5 WHAT YOU ARE REQUIRED TO DO

Demolish the outbuilding and remove all resulting materials from the site.

6 TIME FOR COMPLIANCE

Three months from the date on which this notice takes effect.

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 21st February 2011 unless an appeal is made against it beforehand.

Date **21st January 2011**

Signed



*Designation : Acting Head of Legal,
Democratic Services & Procurement
(The Council's authorised officer)*

Address to which all communication should be sent:

PHIL HOLMES
HEAD OF ECONOMIC REGENERATION & PLANNING
CIVIC CENTRE, OYSTERMOUTH ROAD, SWANSEA, SA1 3SN

ANNEX

YOUR RIGHT OF APPEAL

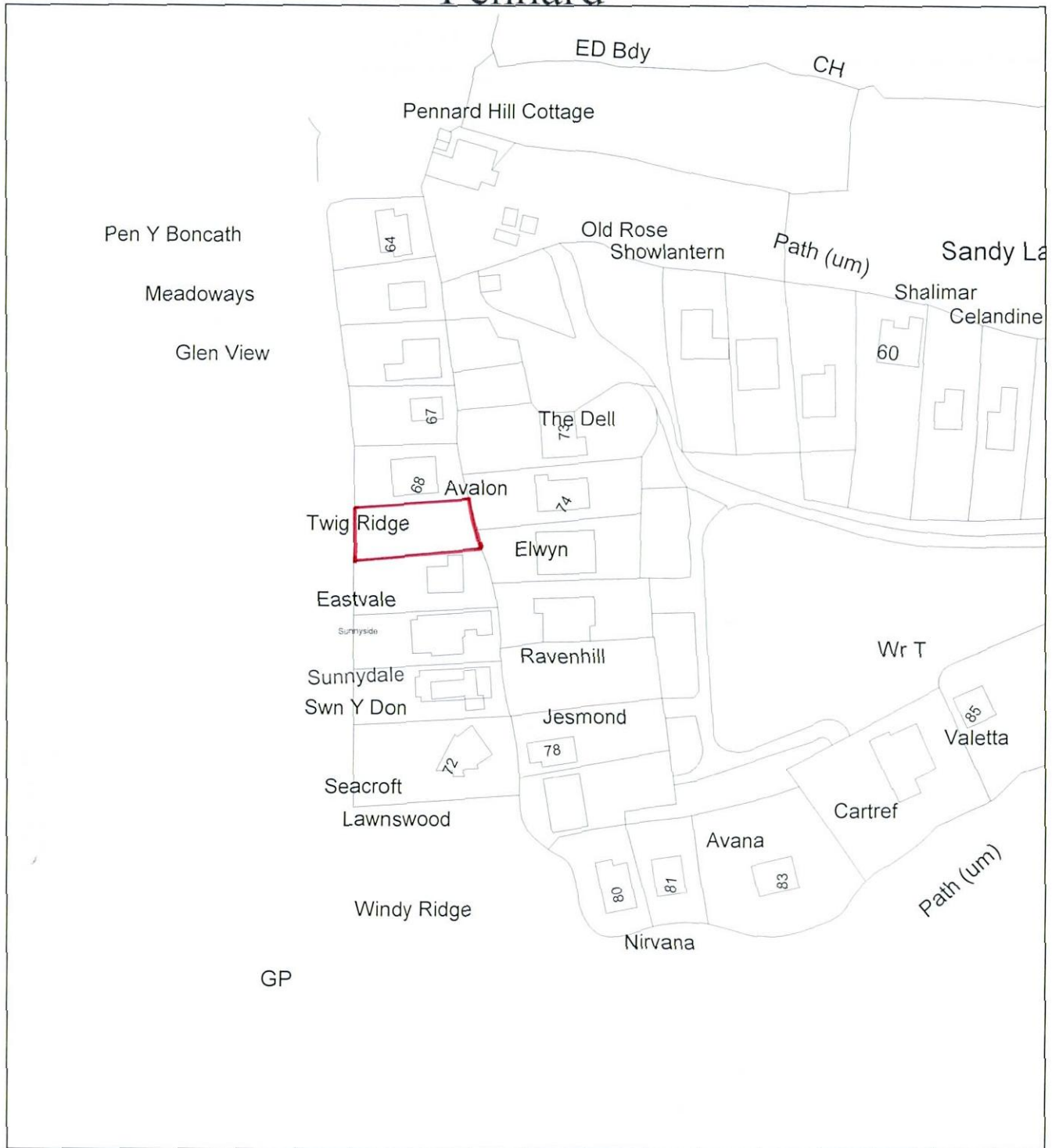
You can appeal against this notice, but any appeal must be **received**, or posted in time to be received, by the Planning Inspectorate appointed by the National Assembly for Wales **before** the date specified in paragraph 7 of the notice. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights.

- [a] One is for you to send to the Planning Inspectorate if you decide to appeal together with a copy of this notice;
- [b] The second copy of the appeal form and the notice should be sent to the Council; and
- [c] The third copy is for your own records.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

The Garden, Phillips Field, Sandy Lane, Pennard



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